057.0	0004	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	863,800 /	863,800
USE VALUE:	863,800 /	863,800
ASSESSED:	863,800 /	863,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	20 PEIRCE ST LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 2963
Street 2:	C/O DIANE POULOS HARPELL
Twn/City:	ACTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01720 Type:

PREVIOUS OWNER

Owner 1:	POULOS SOPHIE/TRUSTEE -
Owner 2:	SOPHIE POULOS 2006 TRUST -
Street 1:	10 DEERHAVEN RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Asbestos Exterior and 2184 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5294.000	454,300	4,300	405,200	863,800
Total Card	0.122	454,300	4,300	405,200	863,800
Total Parcel	0.122	454,300	4,300	405,200	863,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.51 | /Parcel: 395.51

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	37926
GIS Ref	
GIS Ref	
Insp Date	09/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 057.0-0004-0001.0

!4894!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	454,300	4300	5,294.	405,200	863,800		Year end	12/23/2021
2021	104	FV	434,000	4300	5,294.	405,200	843,500		Year End Roll	12/10/2020
2020	104	FV	434,800	4300	5,294.	405,200	844,300	844,300	Year End Roll	12/18/2019
2019	104	FV	338,800	4300	5,294.	405,200	748,300	748,300	Year End Roll	1/3/2019
2018	104	FV	338,800	4300	5,294.	272,000	615,100	615,100	Year End Roll	12/20/2017
2017	104	FV	318,100	4300	5,294.	260,500	582,900	582,900	Year End Roll	1/3/2017
2016	104	FV	318,100	4300	5,294.	237,300	559,700	559,700	Year End	1/4/2016
2015	104	FV	284,200	4300	5,294.	191,000	479,500	479,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:19:29

LAST REV

Date	Time
10/05/18	10:56:23
apro	

PAT ACCT. 4894

USER DEFINED

Prior Id # 1:	37926
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOPHIEP LLC,	70669-276		2/26/2018	Convenience	1	No	No		
POULOS SOPHIE/T	65291-526		4/30/2015	Convenience	1	No	No		
POULOS SOPHIE,	65291-523		4/30/2015	Convenience	1	No	No		
POULOS SOPHIE/C	65291-521		4/30/2015	Convenience	1	No	No		
POULOS SOPHIE/C	49120-483		3/14/2007	Family		No	No		
POULOS SOPHIE	48714-295		12/22/2006	Family		No	No		
	15421-398		1/1/1984		95,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
4/25/2018	Mail Update	EMK	Ellen K
5/22/2009	Measured	189	PATRIOT
1/18/1999	Measured	263	PATRIOT
8/7/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5294		Sq. Ft.	Site		0	70.	1.09	11									405,174						405,200	

Total AC/HA:	0.12153	Total SF/SM:	5294	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	405,174	Spl Credit		Total:	405,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

BATH FEATURES

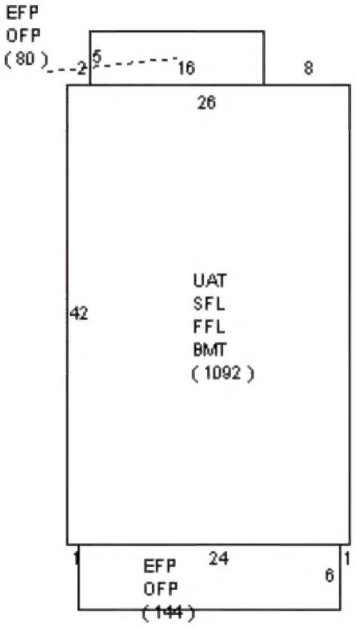
Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13076925
Const Adj.:	0.93100190
Adj $ / SQ:	189.495
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617317
Depreciation:	162972
Depreciated Total:	454345

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.49
Special Features:	0	Val/Su Net:	113.66
Final Total:	454300	Val/Su SzAd	208.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	56.850	62,078
FFL	First Floor	1,092	189.490	206,928
SFL	Second Floor	1,092	189.490	206,928
UAT	Upper Attic	273	75.800	20,693
EFP	Enclos Porch	224	36.660	8,212
OFP	Open Porch	224	22.220	4,977

Net Sketched Area:	3,997			Total:	509,816
Size Ad	2184	Gross Area	4816	FinArea	2184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

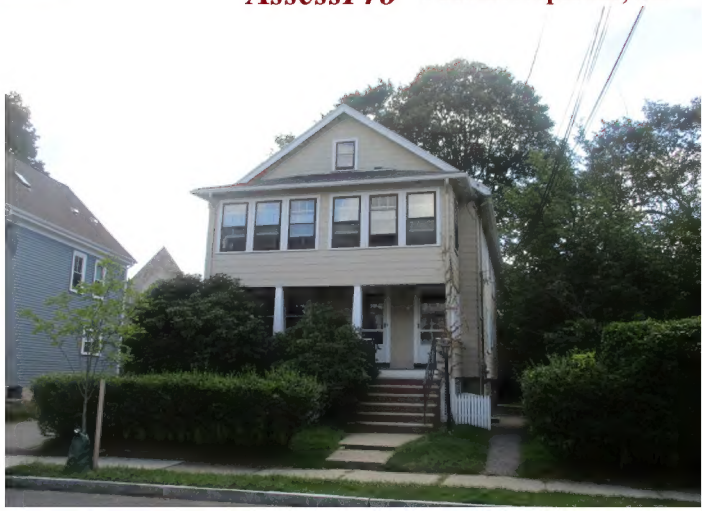
Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	FR	1927	21.25	T	50	104			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300

IMAGE

AssessPro Patriot Properties, Inc